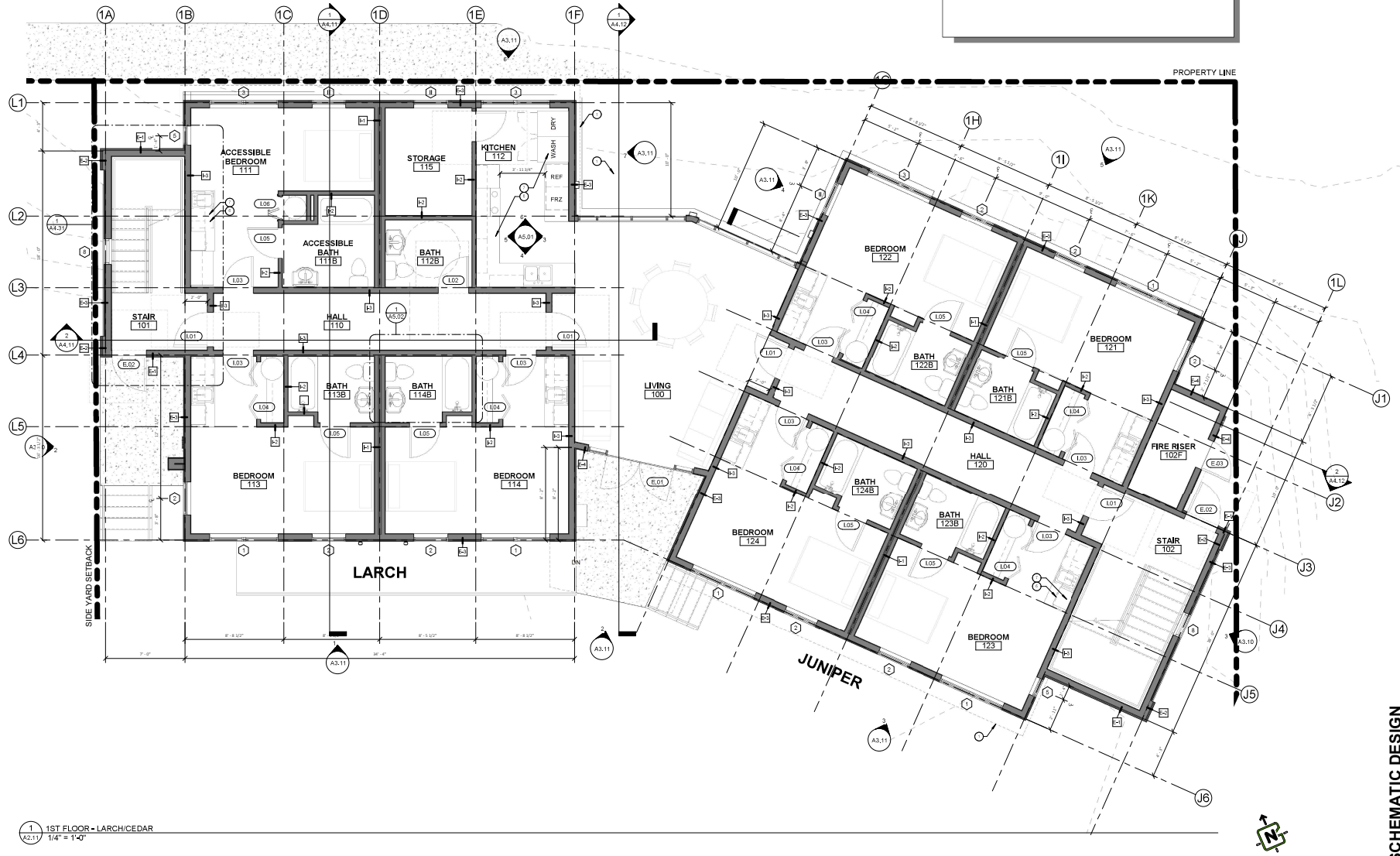




ZONING COMPLIANCE NOTES - TITLE 20		
OVERALL SITE AREA:	17,476.93 SF	.40 ACRES
TITLE 20 ZONING:	C1-4	
ADJACENT PROPERTY ZONING:	C1-4 TO NORTH, WEST AND SOUTH, SO TO EAST (MARKET)	
20.10.020 ALLOWED USES:	GROUP LIVING - CONDITIONAL USE, CU PROCEDURE MUST BE APPLIED AND APPROVED. BUILDING TYPE - DETACHED HOUSE - A PRINCIPAL BUILDING THAT CONTAINS ONLY ONE PRINCIPAL DWELLING UNIT AND THAT IS LOCATED ON A SINGLE PARCEL WITH PRIVATE YARDS ON ALL SIDES OF THE BUILDING.	
20.10.030 PARCEL AND BUILDING STANDARDS		
STANDARD	LIMIT	ACTUAL
MIN PARCEL AREA	3,000 SF	17,477 SF
FRONT SETBACK (PNE)	NONE	-
SIDE INTERIOR (ALLEY AND W)	NONE	-
SIDE STREET (SCOTT)	NONE	-
REAR SETBACK	NONE	-
ALLOWED HEIGHT:	125'-0"	-
20.25 OVERLAY DISTRICT -	DESIGN EXCELLENCE OVERLAY: GATEWAY	
20.30 HISTORIC DISTRICT - NO	GROUP LIVING USE NOT REQUIRED TO COMPLY	
20.40.070 GROUP LIVING:	DENSITY: 2.7 RESIDENTS PER 1,000 SF OF PARCEL AREA = 47 RESIDENTS ALLOWED, 48 PROPOSED.	
20.60.010 HILLSIDE PROTECTION -	+/-5.0%, NOT REQUIRED.	
20.60.010 AUTOMOBILE PARKING CAN BE REDUCED 1 SPACE FOR EVERY 8 LONG TERM (BICYCLE PARKING IN EXCESS OF MINIMUM REQUIRED)		
20.60.020 OFF STREET PARKING REQUIREMENTS	GROUP LIVING: 2 SPACES PER BLDG = 4 TOTAL, 11 SHOWN	
20.60.090 BICYCLE PARKING - NONE REQUIRED. NO GROUP LIVING / COMM RES DEFINITION, PROPOSED.	SIZE = (48) 2X6' LONG TERM COVERED STALLS	
20.65.020 GENERAL SITE LANDSCAPING - 15% SITE TO BE LANDSCAPED (2622 SF), OR MAXIMUM NOT ENCUMBERED BY PAVING. MAXIMUM NOT ENCUMBERED BY PAVING TO BE LANDSCAPED		
20.65.020C ACTIVITY AREA NOT REQUIRED (WITHIN MASTER PLAN STUDY AREA, NOT MULTIFAMILY).		
20.65.030 STREET LANDSCAPING: 10' WITHIN BUILDING AND STREET TO BE LANDSCAPED LESS THAN 5' SETBACK. LANDSCAPING NOT REQUIRED.		
20.65.040 PARKING LOT LANDSCAPING: MIN 10%		
20.65.050 PERIMETER PARKING LOT LANDSCAPING - (NOT REQD IF FEWER THAN 10 STALLS, NOT REQD IF >50% PARKING NOT ON PRIMARY BUILDING FACADE).		
20.65.060 BUFFER - NOT REQUIRED, NOT BORDERING RESIDENTIAL		
20.65.070 SCREENING LANDSCAPING - NOT REQUIRED		

SITE PLAN KEYED NOTES		
○	ROOF OVERHANG, ABOVE	
○	BALCONY, ABOVE	
○	GUARD RAILING	
○	SITE RAMP, SEE CIVIL	
○	SITE STAIRS, SEE CIVIL	
○	COVERED BIKE PARKING	
○	STORAGE SHED	
○	DUMPSTER ENCLOSURE	
○	CONCRETE PAVING	



PLAN KEYED NOTES

- ROOF
- R. ABOVE
- R. BELOW
- BALCONY
- R. ABOVE
- GUARD RAILING
- SITE RAMP, SEE CIVIL
- SITE STAIRS, SEE CIVIL
- CASEWORK, SEE INTERIOR ELEVATIONS
- SINK, M/F, FRIDGE, AND MICROWAVE OVEN

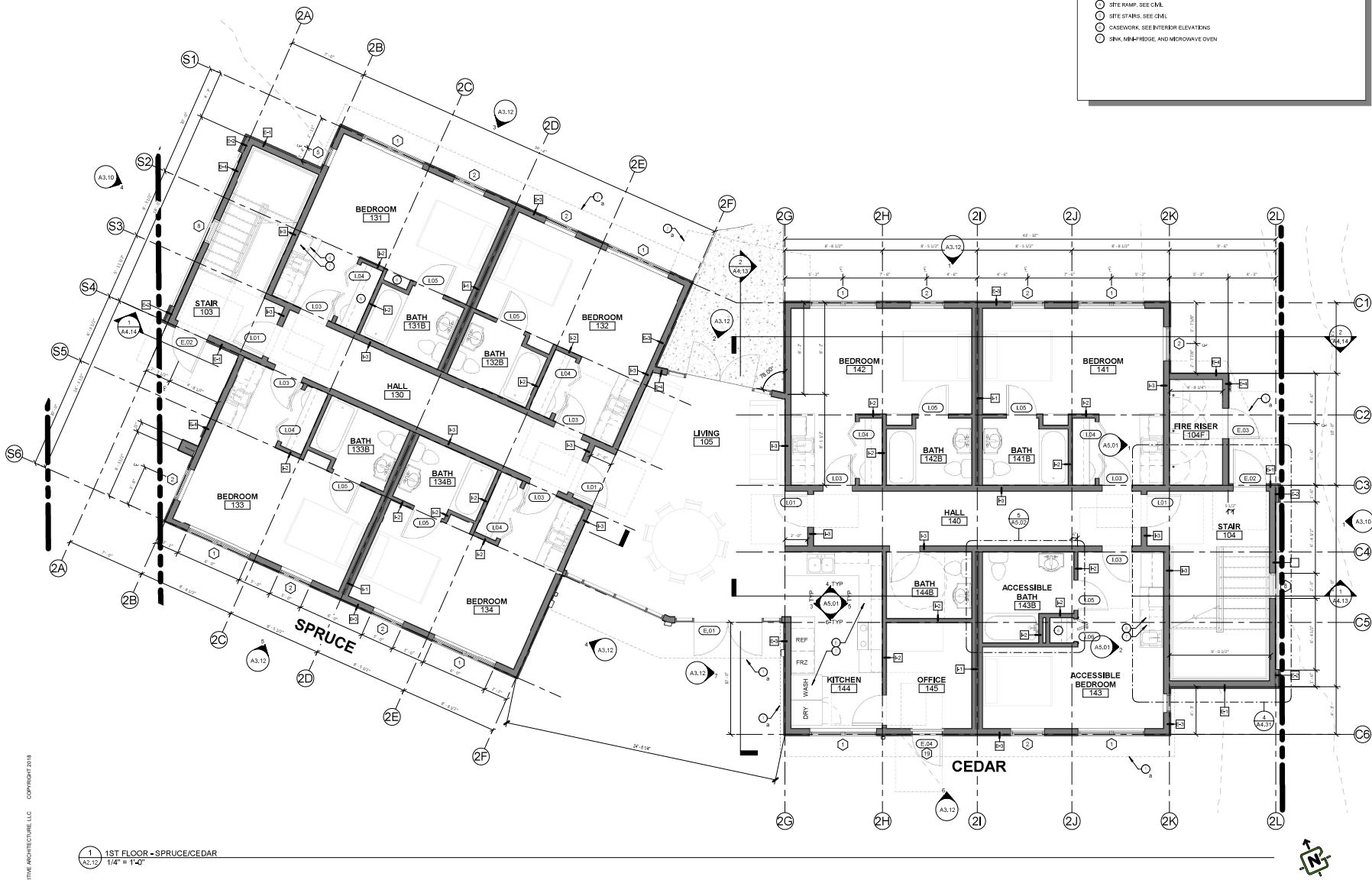
1 1ST FLOOR - LARCH/CEDAR
1/4" = 1'-0"

SCHEMATIC DESIGN

PONDEROSA VILLAGE
PINE AND SCOTT ST. MISSOULA, MT
PROJECT # 18.020

FIRST FLOOR PLAN -
LARCH/JUNIPER

A2.11
12/9/19



- PLAN KEYED NOTES**
- ROOF
 - ABOVE
 - BELOW
 - BALCONY
 - ABOVE
 - GUARD RAILING
 - SITE RAMP, SEE CIVIL
 - SITE STAIRS, SEE CIVIL
 - CASEWORK, SEE INTERIOR ELEVATIONS
 - SINK, MIN-FRIDGE, AND MICROWAVE OVEN

1 1ST FLOOR - SPRUCE/ CEDAR
A3.12 1/4" = 1'-0"

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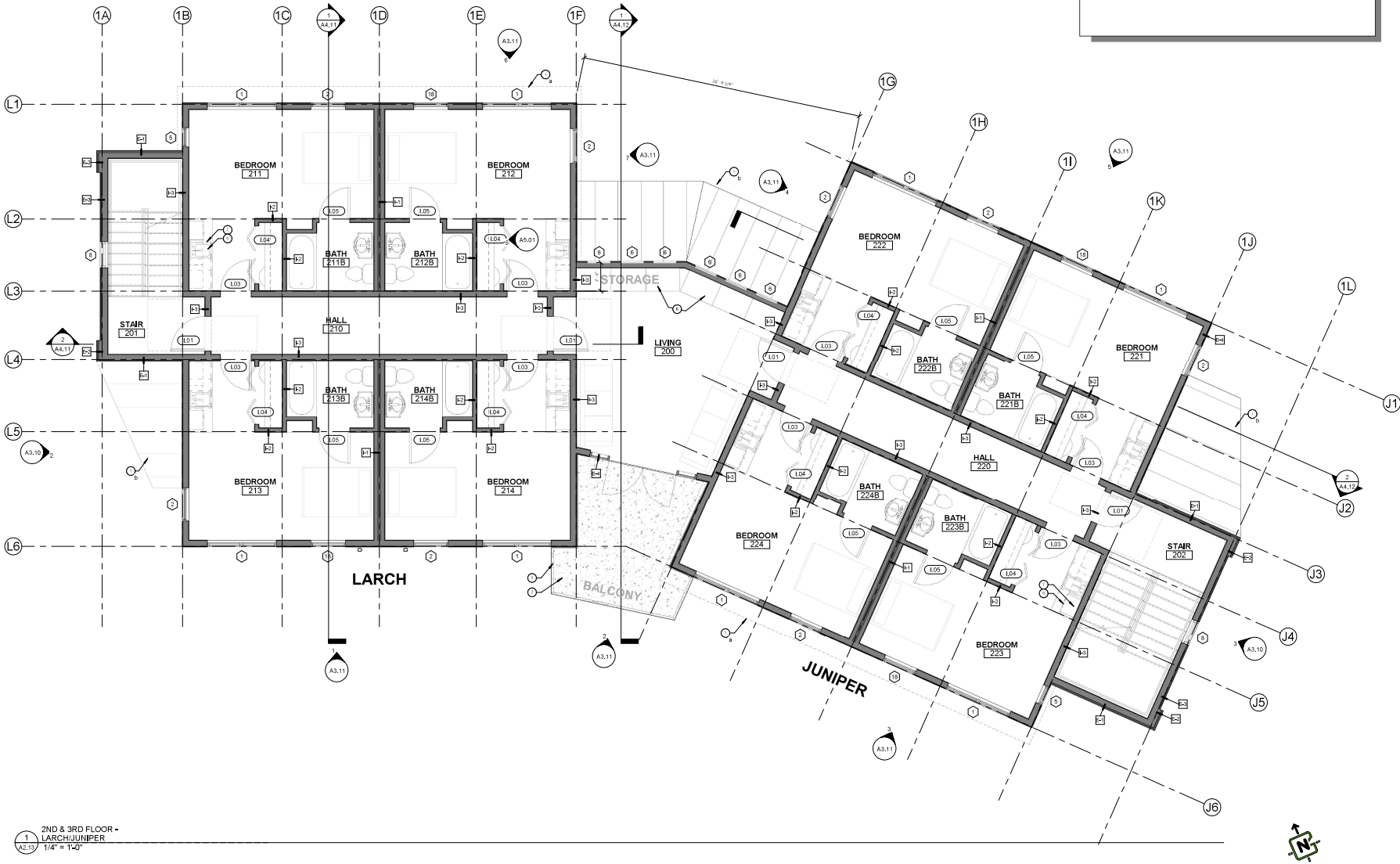
SCHEMATIC DESIGN

PONDEROSA VILLAGE
PINE AND SCOTT ST. MISSOULA, MT
PROJECT # 18.020

FIRST FLOOR PLAN -
SPRUCE/ CEDAR

A2.12
12/9/19

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Missoula, MT 59808
CONTACT: Marie Wilson
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PLAN KEYED NOTES

- ROOF
1. ABOVE
2. BELOW
- BALCONY
1. ABOVE
- GUARD RAILING
- SITE RAMP, SEE CIVIL
- SITE STAIRS, SEE CIVIL
- CASEWORK, SEE INTERIOR ELEVATIONS
- SINK, MHI-PRIDE, AND MICROWAVE OVEN

2ND & 3RD FLOOR -
LARCH/JUNIPER
A2.13 1/4" = 1'-0"

SCHEMATIC DESIGN

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PONDEROSA VILLAGE

PINE AND SCOTT ST. MISSOULA, MT

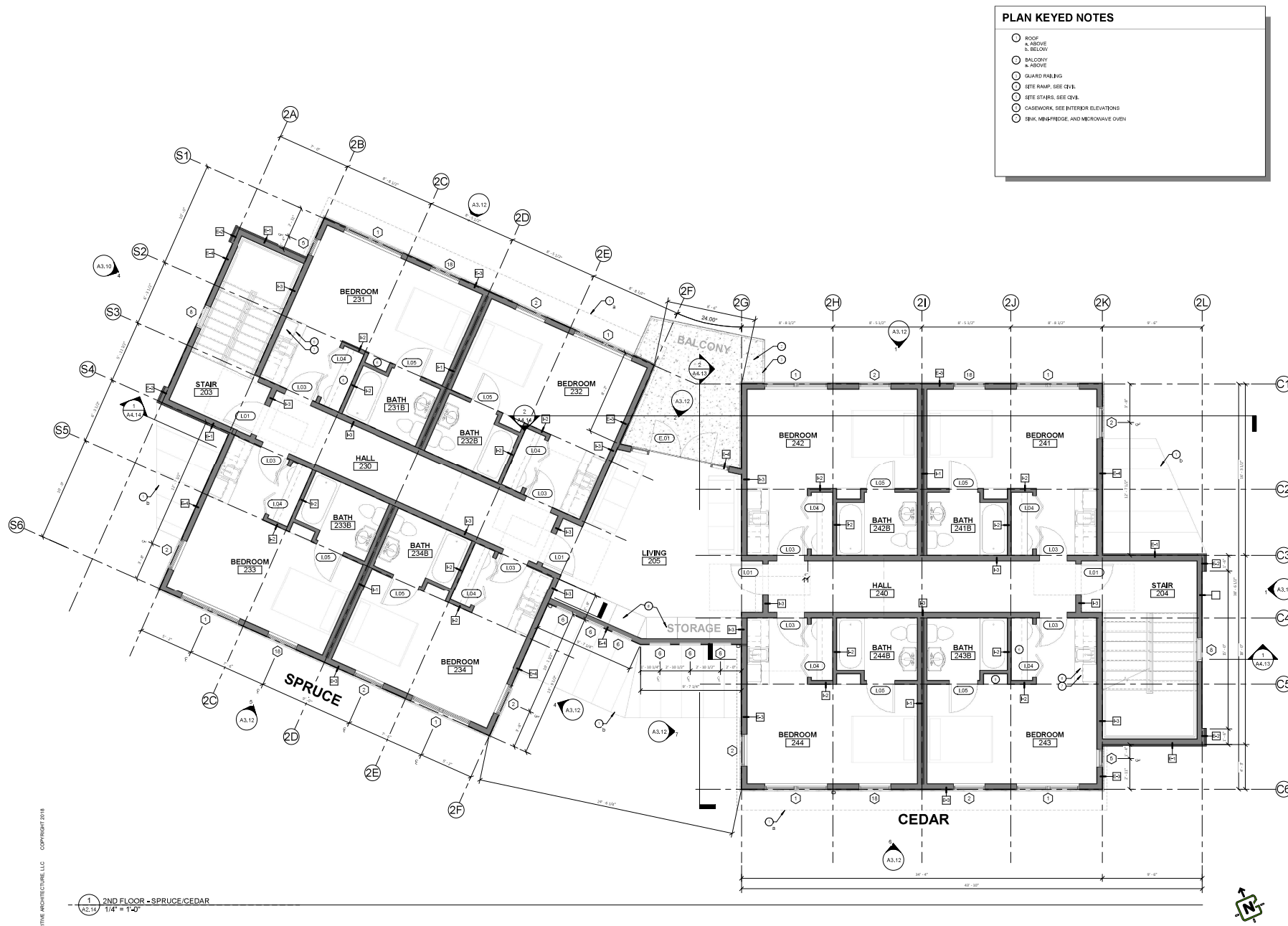
PROJECT #: 18.020

REV	DATE	DESCRIPTION	BY	CHK
1		PRELIMINARY		
2		SCHEMATIC DESIGN		
3		SCHEMATIC DESIGN		
4		SCHEMATIC DESIGN		

SECOND & THIRD FLOOR PLAN
- LARCH/JUNIPER

A2.13

12/9/19



SCHEMATIC DESIGN

PONDEROSA VILLAGE
PINE AND SCOTT ST. MISSOULA, MT
PROJECT # 18.020

SECOND & THIRD FLOOR PLAN
- SPRUCE/CEDAR

A2.14
12/9/19